

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY - - OCTOBER 18, 2005 - - 7:30 P.M.

Mayor Johnson convened the Regular Meeting at 8:33 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore,  
Matarrese, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(05-497) Proclamation declaring the month of October as Disability Awareness Month.

Mayor Johnson read and presented the proclamation to Ed Cooney, member of the Commission on Disability Issues.

Mr. Cooney thanked the Council for the proclamation and for recognizing the value of people who live with disabilities.

CONSENT CALENDAR

Vice Mayor Gilmore moved approval of the Consent Calendar.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*05-498) Minutes of the Special and Regular City Council Meetings held on October 4, 2005, and Special City Council Meeting held on October 5, 2005. Approved.

(\*05-499) Ratified bills in the amount of \$2,008,412.36.

(\*05-500) Recommendation to authorize execution of a Contract with Southern California Risk Management Associates for Third Party Administrator Services for the City's Workers' Compensation Program. Accepted.

(\*05-501) Recommendation to award Abandoned Vehicle Towing Contract to A & B Towing. Accepted.

(\*05-502) Resolution No. 13902, "Approving and Adopting the Disadvantaged Business Enterprise Program Overall Annual Goal of 11% for Federal Fiscal Year 2005-2006." Adopted.

REGULAR AGENDA ITEMS

(05-503) Resolution No. 13903, "Appointing Avonnet M. Peeler as a Member of the Civil Service Board." Adopted;

(05-503A) Resolution No. 13904, "Appointing Audrey M. Lord-Hausman as a Member of the Commission on Disability Issues." Adopted; and

(05-503B) Resolution No. 13905, "Appointing Janet W. Iverson as a Member of the Historical Advisory Board. (Landscape Architect, Architect, Building Design Seat)." Adopted.

Vice Mayor Gilmore moved adoption of the resolutions.

Councilmember Daysog seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented Ms. Peeler with a certificate of appointment.

(05-504) Recommendation to approve the proposed change in roof color for the Alameda Free Library - New Main Library Project, No. P.W. 01-03-01.

The Project Manager gave a brief presentation.

Mayor Johnson inquired whether the architect recommended a roof color.

The Project Manager responded that the architect favored the lighter gray, but would be comfortable with either gray; stated the lighter gray has more reflectivity and would keep the structure cooler.

Mayor Johnson inquired whether the Library Building Team (LBT) had a strong color preference.

The Assistant City Manager responded that the darker gray color was the LBT's unanimous selection.

Councilmember Matarrese requested a report outlining items removed through value engineering; requested a run down of cost differences; stated that copper roofs are extremely durable; inquired whether the proposed roof would have yearly maintenance.

The Project Manager responded that the proposed roof would not require annual maintenance; the roof and paint materials have a 25-year guarantee; the architect stated that a coating could be applied if the paint starts to fade after 25 years; cleaning, priming and repainting would be done after 25 years and an additional 25 years would be guaranteed; the cost is between \$3 and \$6 per square foot, which would amount to approximately \$25,000 to \$30,000.

Mayor Johnson inquired what was the cost difference between a copper roof and the proposed roof.

The Project Manager responded the cost difference is approximately \$60,000; stated the copper roof was a deductive alternative in the bid package; the architect put in a series of deductive alternatives and add alls in response to budget concerns; the roofing deductive alternative was an approximate \$20,000 value; all add alls were rejected and all deductive alternatives were accepted.

Mayor Johnson inquired whether the cost difference for installing the cooper roof was \$60,000.

The Project Manager responded in the negative; stated the value engineering cost was \$60,000; there is currently no price on the installation of a copper roof; the contractor stated that work would need to be stopped for 45-65 days until the current subcontract was extinguished, a new subcontract was executed, materials were acquired, and the roof installed; the contractor wants to start putting in the heating and cooling duct work; the duct work could get wet if installed before closing the building.

Councilmember deHaan inquired what was the roof's base metal.

The Project Manager provided a handout; responded that the base metal is 24-gage galvalume steel composed of 45% zinc and 55% aluminum.

Councilmember deHaan inquired whether there would be deterioration of the base metal without the protective shield.

The Project Manager responded in the affirmative; stated the color coating was also warranted for 25 years.

Councilmember deHaan stated that copper roofs bleed; inquired whether copper could stain the structure.

The Project Manager responded that staining could potentially occur.

Councilmember deHaan stated that copper has a tendency to move; inquired whether the movement would cause problems with sealing.

The Project Manager responded that he did not know; stated that copper moves from heat; the City of Palo Alto declared copper roofs illegal in 2003; the run off from copper roofs are toxic for aquatic life.

Councilmember deHaan moved to approval of the staff recommendation.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

Vice Mayor Gilmore stated that the schedule would not be impacted by the change.

The Project Manager stated that he has until 8:00 a.m. tomorrow to make the change; the City has 14 days to accept or deny a change when a contractor or sub-contractor submits something for review.

Councilmember Matarrese stated that it is critical that the LBT and the Council receive the report on what items were removed through value engineering ahead of time.

Mayor Johnson inquired whether the project is ahead of schedule and on budget, to which the Project Manager responded in the affirmative.

The Assistant City Manager stated that the report requested by Councilmember Matarrese would be provided within a week.

Councilmember Matarrese stated that the City is building a structure that is expected to last 100 years; putting items back in that were removed through value engineering should be considered; he does not want to miss the boat on adding in anything that was taken out for budget reasons.

The Project Manager stated that staff is continuing to address the matter; IT structure issues have been identified; staff is aware of on-going maintenance issues.

Councilmember Matarrese stated that Council needs to be aware of any changes; noted tonight is the first time he heard about an IT change.

The Project Manager stated the IT change was regarding the furniture floor boxes; generally issues would be brought to the Council at a change order stage.

Councilmember Matarrese stated that the IT change would be helpful to have in a written report for reference.

(05-505) Recommendation to authorize payment for and ratification of an open market purchase from Leader Industries of an ambulance in the amount of \$142,743.35.

Councilmember deHaan moved approval of the staff recommendation.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

#### ORAL COMMUNICATIONS, NON-AGENDA

None.

#### COUNCIL COMMUNICATIONS

(05-506) Councilmember deHaan stated that the new owners of the Harbor Island Apartments have outlined how they are going to operate the new complex; he feels comfortable with the new owners; the curb strip on Appezzato Parkway needs to be addressed; planting trees is important to balance the community in spite of existing litigation; the area is high density and lends itself to transportation alternatives; the City should make every effort to properly indoctrinate the new population and the virtues of public transportation in a meaningful way; inquired how staff was addressing the issues.

Mayor Johnson noted that someone mentioned to her that there was a bus stop along the dirt area on Appezzato Parkway; people have to walk through the mud to get to the bus stop in the winter months; requested staff to investigate the matter.

Councilmember deHaan stated that the bus shelter is one of the cheaper shelters and only has two seats; bus shelter accommodations should be better.

(05-507) Councilmember deHaan stated that there is a new spirit at the League of California Cities because of Propositions 1A and 76; 84% percent of the voters supported cities; there was a workshop on revenue, taxation, transportation, communication, and public works; the workshop addressed how the telecommunication revolution would affect cities; the policy could be set at the State and could overturn some franchise agreements.

(05-508) Vice Mayor Gilmore stated that the League of California Cities noted that Proposition 1A was successful but did not do

anything to protect redevelopment money; no one is certain that the State will be able to meet all its financial commitments without looking to cities again.

(05-509) Councilmember Daysog stated that the League of California Cities endorsed Proposition 76 which addresses the smoothing out of the fiscal situation at the State level; Proposition 76 could have impacts at the local level and even more so on school districts.

#### ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular meeting at 9:04 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -OCTOBER 18, 2005- -5:00 P.M.

Mayor Johnson convened the Special Meeting at 5:00 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore,  
Matarrese, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(05-492) Conference with Labor Negotiators - Agency Negotiator:  
Beverly Johnson; Employee: City Attorney.

Following the Closed Session, the Special Meeting was reconvened and Mayor Johnson announced that the Council gave direction to the labor negotiator.

Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 6:50 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -OCTOBER 18, 2005- -5:15 P.M.

The following open session of the City Council was not held:

(05-493) Conference with labor negotiators - Agency Negotiators:  
Vice Mayor Marie Gilmore and Councilmember Frank Matarrese;  
Employee: City Attorney. **Not heard.**

(05-494) Consideration of City Attorney contract. **Not heard.**

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -OCTOBER 18, 2005- -6:40 P.M.

(05-495) Conference with Real Property Negotiators; Property: 2900 Main Street; Negotiating Parties: City of Alameda and Alameda Gateway, Ltd; Under Negotiation: Price and terms. **Not heard.**

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND  
COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY- -OCTOBER 18, 2005- -6:55 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 7:30 p.m.

Roll Call - Present: Councilmembers/Commissioners Daysog,  
deHaan, Gilmore, Matarrese, and  
Mayor/Chair Johnson - 5.

Absent: None.

The Special Joint Meeting was adjourned to Closed Session to consider:

(05-496CC/05-046CIC) Conference with Legal Counsel - Existing Litigation; Name of case: Citizens for a Megaplex-Free Alameda v. City of Alameda, et al.

Following the Closed Session, the Special Meeting was reconvened and Mayor/Chair Johnson announced that the Council/Commission obtained briefing and gave direction to the City Attorney/Legal Counsel; stated the Community Improvement Commission (CIC) is choosing to assume defense of the litigation since the CIC has the most invested in this project; the CIC desires to retain control of the defense.

Adjournment

There being no further business, Mayor/Chair Johnson adjourned the Special Meeting at 8:20 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk  
Secretary, Community Improvement  
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY - - - OCTOBER 18, 2005 - - - 7:25 P.M.

Chair Johnson convened the Special Meeting at 8:30 p.m. Junior Girl Scout Troop #2512 led the Pledge of Allegiance.

ROLL CALL - Present: Commissioners Daysog, deHaan, Gilmore, Matarrese, and Chair Johnson - 5.

Absent: None.

CONSENT CALENDAR

Commissioner Gilmore moved approval of the Consent Calendar.

Commissioner Matarrese seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*05-047) Minutes of the Special Community Improvement Commission Meeting of September 20, 2005. Approved.

(\*05-048) Recommendation to approve a Predevelopment Agreement with the Alameda Unified School District for Affordable Housing at the Island High School site. Accepted.

AGENDA ITEMS

None.

ADJOURNMENT

There being no further business, Chair Johnson adjourned the Special Meeting at 8:32 p.m.

Respectfully submitted,

Lara Weisiger  
Secretary, Community Improvement  
Commission

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MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -OCTOBER 18, 2005- -7:31 P.M.

Mayor Johnson convened the Special Meeting at 9:04 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore,  
Matarrese, and Mayor Johnson - 5.

Absent: None.

Public Comment

Bill Smith, Alameda, showed renderings of a transit rail.

(05-510) Study Session on Disaster Preparedness/Emergency  
Operations Plan.

The Fire Chief gave a Power Point presentation.

The Council requested information on the following: designated decision makers, policy versus non-policy decisions, the earthquake level that bridges can endure, School District and hospital assistance coordination, long-term drinking water options, hospital interaction in the event of an epidemic, utilization of the Hornet for storing supplies, and clearer direction to participants in the Citizen Emergency Response Team (CERT) program.

Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 10:32 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

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